

## GREAT ACTIVITY IN REAL ESTATE LINES

Interest in the Development  
on the Broad and Beau-  
tiful Boulevard.

NONE BUT FINE HOMES  
TO BE ERECTED THERE

Big Sale at Eighth and Franklin  
Streets—Good Profits After  
Three Years' Investment.  
Several Sales of Busi-  
ness Property—Sub-  
urban Notes.

The past week has been one of considerable activity in real estate circles, and this notwithstanding all of the auction sales advertised were "knocked in the middle of next week" by the very unfavorable weather which prevailed pretty much all of the week. It is estimated that the total of the sales ran considerably over \$200,000, and it was all office business. Many important transactions that have been hanging on the string for weeks and even months were finally closed up, and in other cases a number of sales that were made weeks ago and months ago and had been kept a secret were only announced within the last few days. If these be added to the total for the week the figures would go largely over \$400,000.

**Buying On the Boulevard.**  
For instance, some of the numerous transactions out on the Boulevard whereby numbers of home-builders become possessors of corner lots in many blocks were really made before the holidays, but the deals were kept from the public, and no records were made. For several months certain gentlemen desiring to build homes sooner or later on both sides of the Boulevard north and south of Monument Avenue have been quietly picking up corner lots and such intermediate lots as would enable them under an agreement to control the situation along the Boulevard so far as to prevent the future erection of cheap and undesirable residences.

In this way they finally acquired as much as 3,000 feet in scattered lots, most at corners, and in one case the purchases took in an entire block.

**Splendid Homes to Go Up.**  
The deal, or the series of deals, were engineered by Messrs. C. L. and H. L. Denoon, real estate agents; the Realty Insurance Agency, Incorporated; West-End Home Building Fund Company; Douglas E. Taylor, Blanton & Parcell, John P. Branch.

The purchasers were business men of this city and people of Atlanta, who purpose to move to Richmond and build homes. It is understood that the first house to be erected, and it is to be a \$10,000 structure, is to be the home of an Atlanta lady. It is definitely settled that at least six more residences are to be erected during the present year on the lots that have been purchased, as above set forth, and none of them will cost less than \$10,000, some of them probably \$15,000 to \$18,000. The lot at Kensington Avenue and the Boulevard, on which an old frame building now stands, was included in the property that changed hands, and it is understood that the old building will be torn down immediately and in the early spring ground will be broken for a handsome residence.

**Good Figures Obtained.**  
The remainder of the property along the Boulevard, or pretty much all of it, is owned by Mr. J. S. Wallerstein, who sold for Mr. H. S. Wallerstein the property at the southwest corner of Eighth and Franklin streets for \$12,500. Messrs. Isaac and Samuel Cohen, of the Cohen Company, were the purchasers. The ground, which has upon it brick residences, is a fraction over 70 feet in width and runs back 150 feet on Eighth Street.

Mr. Wallerstein purchased the property three years ago as an investment, and while the records do not disclose the figure paid, it is known that he has made a very handsome profit by the sale, all of which goes to show that Richmond real estate is in good demand at any and all times, and that the recent money stringency has in no way affected its value. The Messrs. Cohen say they have not yet decided to what use they will put their new purchase.

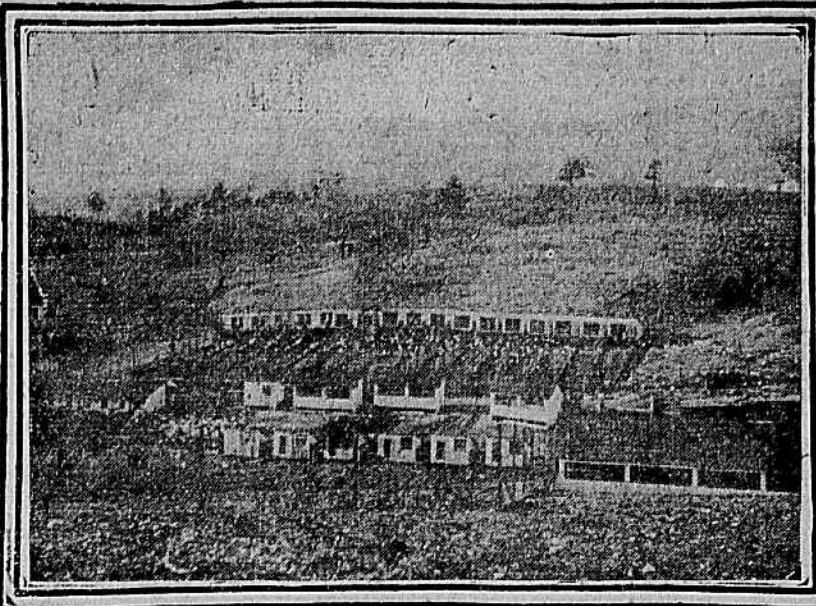
Other sales made during the week by Messrs. Pollard & Bagby include No. 321 West Broad Street, a thirty-three foot lot, which brought \$500 per foot. In all, this firm sold \$75,000 worth of property.

**Other Large Sales.**  
Messrs. McVeigh & Gilman report a very busy week in closing numerous deals that have been hanging on the string for a while. Among other sales made by this firm was a lot 150 feet front on Grove Avenue, corner of Crenshaw Street, for \$1,000; the houses Nos. 2008 and 2008 Stuart Avenue for \$2,500; a vacant lot on Grace Street between Allison and Addison Avenues, for \$2,500; the residence No. 3 South Second Street, for \$2,400; vacant lots, 310 feet on Grove Road west of Gilmore Avenue, formerly owned by Matthew Gilmore, for \$6,500; M. C. Branch was the purchaser. This firm also sold No. 213 East Marshall Street to A. P. Selden, Jr., for \$3,875.

Another interesting sale made by McVeigh & Gilman was Nos. 11, 12, and 13 North Fourteenth Street for \$20,000. This property was owned by the Neill estate, and is now occupied by the Barnes Safe and Lock Company. It was purchased by Messrs. R. C. and R. H. Williams, who will improve and

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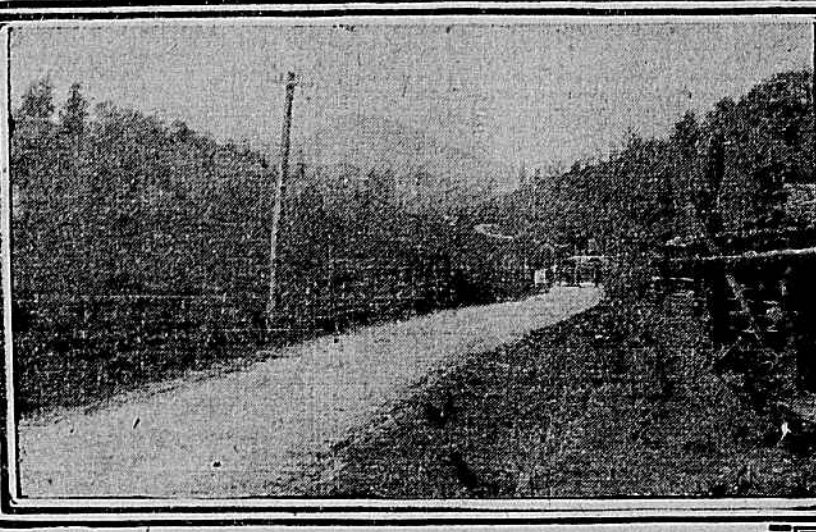
## CHEERING SCENES IN OLD VIRGINIA



A VIRGINIA POULTRY FARM.



GATHERING CABBAGE IN SOUTHWEST VIRGINIA FOR SHIPMENT.



GOOD ROADS IN TAZEVELL COUNTY.



MODERN DEEP PLOWING IN VIRGINIA.

## JAPAN DECLARED AMERICA'S CHILD

Prince Yamagata, Greatest Gen-  
eral in Country, Talks of  
Conditions.

LOVES THIS COUNTRY

Future of China and What  
Strong Emperor Might Do  
for Her.

BY FRANK G. CARPENTER.

Tokio, Japan.

I have just returned from an interview with Prince Yamagata, one of the greatest generals and statesmen of the past half century. What Von Moltke was to Germany and Grant to the United States, Prince Yamagata has been to Japan. In many respects he has been even more. He was practically the originator of the Japanese army, the man whose organizing military ability has made it one of the most formidable fighting machines in the world. The story of his life has been wrapped up in the new Japan, and he and Prince Ito, and one or two others, are the only men of the old regime who have survived to see the up-to-date live activities of our Western civilization.

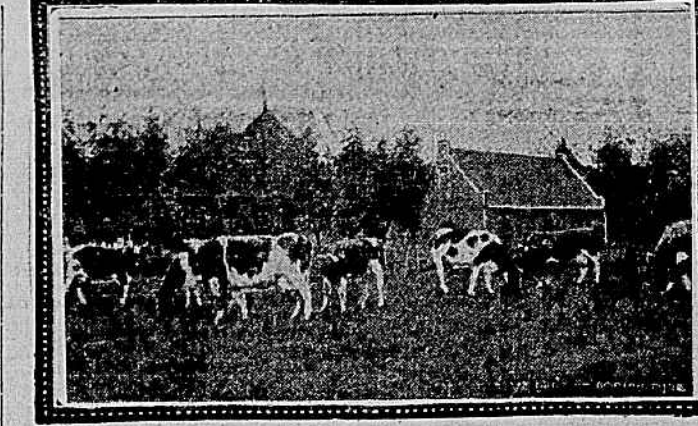
Prince Yamagata in 1900. It was at his home in the suburbs overlooking Tokyo that I met General Yamagata by appointment this morning. He was ready to receive me, and through letters of introduction from Baron Takahira, the Japanese ambassador at Washington, and His Highness the Prince of Arima, his son-in-law, Mr. Shuichi Hagiwara, acted as interpreter, and for an hour the famous general talked most interestingly about army matters and of the position which Japan now holds as to the rest of the world.

Let me tell you something about how this great Japanese general looks, and a bit as to his history. He is now seventy years of age, but is as straight as an arrow, and his mind is as clear as it was when, as captain of the Chosen invasion more than forty years ago. He is tall, slender, and gentle, and his manner and conversation that one would never imagine that his life had been that of a minister of war, an organizer of armies and a general in command.

Prince Yamagata was born at just about the time Andrew Jackson left the presidency of the United States. He was sixteen years old when Commodore Perry presented the letters he brought here from President Fillmore, and the treaty which opened Japan to the world, and he was a man of thirty at the time the Emperor was brought out of his seclusion to be the ruler of the new Japan. At that time he had already made a military reputation and soon thereafter he was appointed major-general and then minister of war. He aided in organizing the government, and at about the time that General Grant ended his term as President of the United States, and after that held many civil as well as military positions. He was made chief of the general staff during the war with Russia, with Russia, which goes by his name. He was for a time commander-in-chief of the army of Japan in its war with China, and was made chief of the general staff during the war with Russia.

**Japan and the United States.**  
With a record like this one would imagine General Yamagata would be an advocate of military aggrandizement, and that his voice would favor

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HOLSTEIN CATTLE, NEAR CROZET.



COMMISSIONER KOLNER'S INSTITUTE TRAINS.

## CHEERING SCENES IN OLD DOMINION

Good Crops Everywhere Within  
Virginia's Borders from Accomac to Russell Counties.

BY FRANK S. WOODSON.

The reports that are coming in to the Industrial Section from all parts of the old Commonwealth tell why Virginia is prosperous and keeps on prospering, in spite of the fact that the country has been passing through, and has just now passed through, the throes of a panic. The farming communities, that is to say the wheat growing sections, the tobacco growing sections, the fruit raising sections, the cabbage growing sections, the trucking lands, the lumber regions, the cattle raising agricultural parts of the old State are asking where is your panic? and declaring that they have not felt it.

It is said that the departments of government at Washington in order to keep tab on the products of this great country send out blank reports to be filled by statisticians showing what the various sections of the country produce. These papers have a space in which to put down every product known to the soil of America. It is said also that Virginia and North Carolina are the only States in the Union which fill out every blank on this mammoth sheet. This simply means that the soil of these two States can produce in greater or less quantity everything and anything that can be grown from American soil or that can be found under it.

**Can Grow Anything.**  
Of course, Virginia cannot produce pineapples or oranges or lemons, or a great many other things as money-making crops, but the records show that it can and does grow them, some of them in hothouses perhaps, just to show that the thing can be done, and in sufficient quantities to make a show on the government records.

The same may be said of minerals. There are some minerals that Virginia's mountain sides and valleys do not bring forth in paying quantities. Certainly it cannot compete with California and the Klondike in the matter of gold, but gold was found in paying quantities in old Buckingham county before even California was heard of. It cannot touch Nevada in the matter of silver, but no one doubts that silver ore is beneath the soil of the Old Dominion, for much of it has in times past been taken therefrom. Coal and

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## PRICES SHADE LOWER IN TOBACCO MARKETS

Business Has Held Up Well in Virginia and North Carolina, and Prospects Are for Heavy Selling This Week—Sales in Local Market Foot Up About 500,000 Pounds.

In most of the leaf tobacco markets of Virginia and North Carolina business was fairly good during the past week. In all sections of this territory there were some who held to the original estimate of 2,000,000 to 25,000,000. Growers say very little remains to be sold—just a scattering here and there—and that those who had expected a 22,000,000 crop are going to find themselves off in their estimate.

**Prices Rather Higher.**  
[Special to The Times-Dispatch.]  
LYNCHBURG, Va., January 16.—Sales of loose tobacco on the Lynchburg market for the two weeks ending January 15, 1909, as reported by John L. Oglesby, of Lynchburg, were: Sold week ending January 15, 1909, 1,500,000; increase week ending January 15, 1908, 282,400; sold from August 17, 1908, to January 15, 1909, 16,237,700; sold from September 1, 1907, to January 15, 1908, 5,858,700; increase for 1909, 4,385,000.

There was considerably more tobacco offered this week than last, and indications are that there will be fairly good sales for several weeks. The quality of a larger portion was very good, but the smaller portion was rather off in color and condition. There was considerable activity in the trade, and prices were rather higher than they were before the holidays, and were about as follows:

Lugs, common.....	\$4.00 to \$5.50
Lugs, medium.....	5.50 to 6.50
Lugs, good.....	6.50 to 7.00
Leaf, common.....	6.00 to 7.50
Leaf, medium.....	7.50 to 9.50
Leaf, good.....	9.50 to 12.00
Leaf, fine.....	12.00 to 15.00
Leaf, wrappers.....	15.00 to 22.50

**Best Since Holidays.**  
[Special to The Times-Dispatch.]  
WINSTON-SALEM, N. C., January 16.—The loose leaf tobacco market is enjoying the best week since the Christmas holidays, both in regard to size of breaks and prevailing prices. The market is strong, bidding very lively, and sales lasting until noon each day. The breaks have been noted for their quality as well as quantity. Some of the finest tobacco seen here this winter have been on the market this week, and prices on some piles have reached the 40-cent per pound mark. The growers, as a general rule, have been very well pleased with their sales this week, especially with the prices prevailing on the lugs.

The week's sales went above the half-million pound mark, the average being about as high as for any week this winter. It looks now as if the

crop is not going to pan out as many pounds as some estimated a few weeks ago. There are few tobaccoists and growers now who place the year's crop above 20,000,000 pounds, although there are some who hold to the original estimate of 2,000,000 to 25,000,000. Growers say very little remains to be sold—just a scattering here and there—and that those who had expected a 22,000,000 crop are going to find themselves off in their estimate.

**Sales Picking Up.**  
[Special to The Times-Dispatch.]  
SOUTH HILL, Va., January 16.—Since the holidays the tobacco sales have been light until this week, owing to the dry, cold weather, but Tuesday the breaks were heavier, while the new year prices are on the whole more satisfactory than before the holidays. It is estimated that 75 per cent of the crop in this section has been marketed.

**Rocky Mount Market.**  
[Special to The Times-Dispatch.]  
ROCKY MOUNT, N. C., January 16.—The receipts have been light this week, owing partly to the unfavorable weather conditions, though they show considerable increase over last week. The stock offered has consisted largely of shipped tobacco from a distance, with

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## ARE ENCOURAGING TRAIN CAMPAIGNS

Railroads Anticipate Benefits to  
Be Derived from Education  
of Farmers.

The farmers of Virginia are taking a great deal of interest in the farmers' institutes that have been inaugurated by Hon. G. W. Kolner, the Commissioner of Agriculture, and the railroad people are also beginning to realize their advantages.

Some of the railroads are spreading themselves to encourage the commissioner to give the people along their lines the benefit of such instruction as can be afforded from platform addresses, etc., made on special trains through their territory.

In the interest of the further agricultural development of the territory adjacent to its lines, Superintendent Theodore Parker, of the Danville and Western Railway, has arranged a special train campaign for Commissioner Kolner, which will occupy two days of this week. Ten stops will be made, and ten special meetings held on that road, which is a branch line of the Southern Railway running through the rich country between Danville and Stuart, the county seat of Patrick county. It passes through the Dan Valley in Pittsylvania county, through the center of Henry county, and thence into the heart of Patrick county.

The meetings to be held at the various stops will be addressed by Commissioner Kolner, Professor S. B. Hughes, Professor S. W. Fletcher, Professor S. W. Sproul, and Mr. J. M. Barker, of the agricultural board of the State. An expert on the culture of tobacco from the United States Department of Agriculture will also be a speaker. These gentlemen will spend on subjects of most interest to the people of the section through which they will pass, that is to say, corn and wheat growing, truck and fruit-raising, the cultivation of tobacco and other topics of special interest will be discussed.

The special train, composed of as many coaches as may be necessary, will leave Danville next Thursday morning, and meetings will be held in the cars as follows: At Casades beginning at 10 A. M., at Aiken Summit at 11:15, at Axton at 1 P. M., and at Martinsville at 3:10 P. M. The train will then proceed to Stuart, where the night will be spent, and on Friday, beginning at 8:30 A. M., a meeting will be held at Stuart.

## GREAT FRUIT LAND ALL ABOUT CROZET

Mountain Village in the Heart  
of Apple and Peach-Grow-  
ing Lands.

MODEST SUMMER HOME  
IN THE MOUNTAINS

Industries Attracted by Vast  
Orchards—Wheat and Other  
Grains That Grow—Grasses  
That Feed Holstein  
Herds on the Pro-  
lific Hillsides.

BY FRANK S. WOODSON.

**Industrial Editor.**  
In my letter from Crozet, the fruit-growing center of Albemarle county, which appeared in last Sunday's paper, I confined myself almost entirely to the fruit industry, and that was well enough for that, in the leading interest of Crozet and all of the country for eight or ten miles around.

The millions of apples and peaches and other fruits that grow so luxuriantly hereabouts necessarily create other industries. For instance, the side products must be cared for. Not all of the apples grown are marketable in the North and in the milling towns to the west of Crozet as No. 1, but the No. 2 and lower grades make the best of cider, pressed jellies, jams, etc., and hence the Crozet Cider Company, Incorporated, naturally came into existence. This company, capitalized at \$15,000, are the makers of the famous Albemarle cider. The mills occupy a three-story building that is supplied with modern machinery, presses and filters, all the product being filtered, and all of which machinery is operated by steam power.

**An Immense Business.**  
This cider, which contains nothing but the juice of the apple, and in its manufacture is made to conform strictly to the pure food laws, is sold in all of the markets of the country from Canada to the Gulf, and is shipped from here in carloads.

Last year the mills consumed 10,000 barrels of those grades of apples which the orchardists could not ship as No. 1 merchandise. The charter of the company permits it to engage in a general preserving business, canning, making jellies and preparing dried apples by evaporation, but so far the demand for the Albemarle cider has been so great all of the second grade apples of this section have been squeezed into the delicious beverage. In time these other by-products from the apple, the strawberry, the peach and other fruits will be manufactured in Crozet, and there will be other factories.

**Conserve White and Red Apples.**  
As I stated last Sunday, the shipments of apples from here last year was about 30,000 barrels. All of the barrels to hold them were made in Crozet by the Crozet Cooperage Company, and this is an industry that employs many hands and consumes a vast deal of lumber. The factory is operated all the year around, and must needs have immense storage capacity, both for the finished barrels and boxes and for the raw material from which they are made. The factory is supplied with the very latest machinery, and has a storage capacity of 8,000 barrels, and ample additional capacity for stock. The output of apples and peaches has increased so rapidly within the last three years that the capacity of the cooperage plant is to be doubled this year. Last year the company had to turn down many orders from neighboring points because it was considered a policy to supply the local demand first.

The increase of the product of the peach orchards and the disposition of orchardists to pack more largely in boxes than heretofore creates a demand for the cooperage, and the cooperage and a basket factory. The Cooperage Company will probably find about all it can do to supply the demand for barrels, and it strikes me that there is a fine opening at Crozet for a box and shoe factory.

**Mercantile Interests.**  
In Crozet there are seven or eight wideawake merchants, who do a large business with the surrounding country. They have large stores, and carry stocks equal to those carried by any country merchant in the State, and in fact, as large and as complete as those carried by the dealers in many towns of much larger proportions. I was somewhat surprised when I was first told of the quantities of farm implements of the country, makes sold at Crozet, for the idea that the mountain sides necessitated the old methods of farming had taken possession of me, but while the mountains are high enough and the hills are steep enough, the grades from the valleys to the mountain peaks are of such a gradual nature that there are but few acres upon which reapers and mowers and drills and sulky plows, and what not may not be used to profitable advantage.

Among other industries in and about the town may be mentioned several grist-mills, some of which ship famous brands of corn meal to all of the regions around about. One of them also supplies nearby markets with a superior grade of flour made from the excellent wheat grown in the valleys round about Crozet.

**Other Products of the Soil.**  
And this reminds me that the lands of that part of Albemarle county, which is a ten-mile circle around Crozet are good for more things than apples, peaches, strawberries and other fruits. Corn, wheat, oats, vegetables, the grasses, peas, potatoes, etc., grow luxuriantly and in probable quantities. It has been demonstrated also that the White Burley tobacco can be profitably raised here, and yet but a little over one-tenth of these valuable lands are now in cultivation.

There are fortunes in this section of Albemarle county for the men who know how to make good lands produce, for, sheltered as these lands are by the mountains to the west, they will grow anything, and grow fruits as no other lands on the map of America will.

But speaking of grasses, it has been demonstrated that there is no better

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